

**DISTRICT ADVISORY BOARD (DAB) I
MEETING MINUTES**

Monday, July 12, 2004

7:00 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Vice Mayor Carl Brewer
Gerald Domitrovic
Treatha Brown-Foster
Lori Lawrence
Debra K. Miller
Debby Moore
Sharon Myers*
James Thompson
Lois Tully-Gerber
Lavonta Williams

Members Absent

Steve Roberts
Tandra Price*

Guests

Andy Bias, 2145 N. Topeka
Dorothy Nave, 1802 Looman
Glen Dey, 4515 Greenbriar
Willie Burton, 2356 N. Poplar
Meri Njoroge, 549 N. Estelle
Rose Mary Njoroge, 549 N. Estelle
Russ Ewy, 315 Ellis
Jeff Best, Law Kingdom

***Alternates**

City of Wichita Staff Present

Virdena Gilkey, Neighborhood Assistant
Scott Logan, Planning
Dale Miller, Planning
Mark Stanberry, Housing
Mark Manning, Finance
Ryan Adkison, Finance

Order of Business

Call to Order

Vice Mayor Brewer called the meeting to order at 7:05 p.m. and he welcomed guests.

Approval of Minutes

Domitrovic stated that he was not present at the last DAB 1 meeting and the minutes reflected that he was present. **Myers** stated that her name was misspelled on Page 3. **Tully Gerber** commented that her remarks, Page 5, were stated in a direct tone. Her comments were not meant to sound as a reprimand to MAPC, but to say that it would have been better had the issues between MAPD and the applicant been resolved prior to appearing before the DAB.

Brown Foster (Moore) made a motion to approve the June 7, 2004 minutes with the submitted corrections. Motion carried (8-0).

Approval of Agenda

Thompson (Lawrence) made a motion to approve the July 12, 2004 DAB I meeting agenda as submitted. Motion carried (8-0).

Public Agenda

1. District 1 Distinguished Service Award

Vice Mayor Carl Brewer and the District Advisory Board presented to *Lucy Burnett, the Distinguished Service Award*. Vice Mayor Brewer stated that Mrs. Burnett was nominated for the award by numerous neighborhood associations citywide as the provider of low-budget newsletter production. To date, she somehow manages to print informative newsletters for twenty-one different neighborhood associations and most of them within District 1.

Mrs. Burnett thanked the board for the honor.

Recommended Action: The board presented the award to the recipient.

Staff Reports

2. Police Report

No police report was given.

3. Grove/1st Street Median Modification Project

Scott Logan, Planning, presented the Grove/1st Median Reconstruction Project, which was approved as part of the 2004-2011 Capital Improvement Plan for construction in 2004. Uptown Neighborhood Association requested a south-bound left turn lane on to Grove last year. With the approval of Council, Planning will be able to go out for bid with construction slated for September or October 2004.

(Logan's response in italics)

Domitrovic asked the following: a) is this project near East High School? *Yes*; and b) How would the drivers know to turn without the phasing? *We could consider phasing in the future.* **Thompson** asked if the left turn lane would be yielded on green? *Grove Avenue traffic is pretty light, so no modifications to the signal light are in the plans at the time.* **Brewer** inquired if they have looked into the possibility of phasing the signal light? *The problem with left turn phases is it increases delays. This is more of a permissive light. However, we can take a look at the need for left turn phasing.* **Brewer** requested that Planning look into the cost for the phasing light and let him know the cost difference.

Lawrence (Moore) made a motion to approve the project. Motion carried 8-0.

4. CUP2004-00018 (DP-156 Amendment #3) with ZON2004-00012

This case had been previously heard on June 7, 2004 and was deferred until the July 12th DAB meeting, because the applicant and staff could not agree upon two issues: signage and access control.

Dale Miller, Planning, presented the agreed upon changes: 1) a total of three monument signs each no greater than 100 sq. ft. in size and 20 feet in height on Woodlawn. These signs shall be spaced a minimum of 100 feet part; and 2) access will be permitted to Parcel #3 and Parcel #5 shall be determined by the City Traffic Engineer at the time of platting.

The board addressed no concerns and there were no public comments.

Miller (Thompson) moved to recommend approval of the request subject to MAPC recommendations. Motion carried 8-0.

5. **K-96-Grove Park Trailhead (District I)**

Jeff Best, Law Kingdom, presented the 2004 Capital Improvement Program, which includes a project to construct the K-96-Grove Park Trailhead. He stated that he has been working with Dr. Dey and the Grove Park Coalition Committee to design the “best fit” design for the neighborhood. Their biggest concern is with maintenance issues and they are working those issues out with the Park Department. The described plan is: a) to clean out shrubs; b) plant native trees; c) clean-up and reseed; d) and plant short grass prairie. It will take four years for the prairie to actually establish itself. The concept for the trailhead is to provide access to the bike path from a parking lot in Grove Park; allow the users of the K-96 bike path a place to rest; and provide the users of Grove Park a place to enjoy the beautification of the area. The overall designs will be done in Mosaic and Leading stones. There will be nine stones located throughout the trailhead. The leading stones bring people into the prairie. Each stone will have a meaning.

(Jeff Law’s response in italics)

Tully-Gerber asked would people actually walk in the prairie? *Yes. Will you spray for ticks? No, this will be a natural prairie with no repellents.* Tully-Gerber stated that she likes the concept ideas and is looking forward to visiting the site. **Brown Foster** asked what is in the plans for the maintenance issue that was mentioned? *We will have to establish a maintenance plan for the first four years to deal with annual weeds and mowing. It is hoped that the Park Department will be able to partner with the neighborhood associations to resolve the maintenance issue.* **Lawrence** asked if they see this as being an educational tool for students? *Yes, most definitely.* Is there an age range? *No.* **Moore** inquired if this is the project the board appropriated funds for? *Vice Mayor Brewer responded in the affirmative. Dr. Glen Dey explained how the funding (\$13,000) was reallocated to playground equipment since the Park Department had received a grant for the frontage in Grove Park.* **Williams** asked what the completion time would be? *Construction will occur next spring and will be completed in sections.* **Domitrovic** asked how long is the K-96 Bike Path? *Quite long. Dr. Dey responded that the intent is to connect the K-96 Bike Path to Chisholm Creek Park to Grove Street on the west side. The idea of the city is to eventually connect all bike trails.* **Miller** stated that maintenance is always an issue in the Park Department. She asked what plans are being taken to secure funds for all parks? *Vice Mayor Brewer responded that the council would have to shift the budget in order to provide for maintenance. He added that due to the excessive rain, we are behind on maintenance and need more money to subcontract. Jeff Law commented that with prairie planting we are more conscientious at first. After four years, we will have to mow one or two times a year.*

Dorothy Nave, 1802 Looman, said she thought the bike path was to come all the way down to McAdams. *Dr. Dey responded that that is not in the plans.* **Bonita Gooch, Community Voice**, asked how tall would the prairie grass grow? *It will grow to about 3 inches.*

Moore (Thompson) made a motion to approve the project. Motion carried 8-0.

6. Low Income Housing Tax Credits

Mark Stanberry, Housing, explained the request for Resolution of Support for Application for Low-Income Housing Tax Credits for Calvary Towers located at 2600 North Grove. The City has received a request from Mennonite Housing Rehabilitation Services, Inc., (MHRS) for a City Council resolution of support for its application for Low-Income Housing Tax Credits in connection with the rehabilitation/redevelopment of the Calvary Towers Senior Residences.

The project recently became the subject of a foreclosure case initiated by HUD, primarily due to the lack of cash flow resulting from insufficient tenant occupancy. Currently, only 50% of the units are occupied due to lack of suitable housing. The foreclosure action has been suspended, pending the outcome of this project proposal.

Mennonite Housing proposes to redevelop the complex in order to offer 54 one-bedroom units and six two-bedroom units. 30 one-bedroom units would be offered within the newly remodeled existing building, along with six two-bedroom units. The remaining 24 one-bedroom units would be available in a new building to be constructed on the site.

The City's adopted tax credit policy typically requires a set-aside of 20% of the units for market rate tenants. However, there is an exception to this policy in the event that the project is designed to serve special needs populations. This project is designed to serve senior citizens, age 62 and older, and thus, MHRS has requested waiver of the 20% market rate requirement.

The total project cost is estimated to be \$7.5 million. The project will be funded with housing tax credits in the amount of \$3.1 million, \$1.7 million in tax exempt bonds, a note in the amount of \$2.4 million from the Kansas Housing Resources Corporation, \$150,000 in Affordable Housing Project funding from the Federal Home Loan Bank, and \$200,000 in Deferred Developer Fees. The City will not be participating in the financing of the project.

Andy Bias, Mennonite Housing, presented the work scope and stated that they are proposing a 4% tax credit as opposed to a 9%, which is usually requested. At 4%, the government will provide funding, however, there must be a tax credit resolution granted by the City. HUD has suggested that they continue on with the foreclosure and the housing would be given to Mennonite Housing for the projected rehabilitation.

(Mr. Bias and Mark Stanberry's response is in italics)

Brown Foster asked when would the project start and where will the senior citizens be placed during construction? *Mr. Bias responded that they would do the new construction first, and then remodel the old units. HUD wants Mennonite Housing to start in October 2004. Who has the bid work? Berry Construction.* **Williams** asked whom the foreclosure is against? *The foreclosure is against the property.* Will the units and curbs be handicap accessible? *Yes, both will be.*

Domitrovic asked will the City not pay for the bonds, but guarantee the project and would the owners pay back the bonds over time? *We had the option to go through the City or the state. The city issues IRB's. Yes, the owner would pay the bonds back eventually.* **Tully Gerber** asked if there would be an increase in occupancy due to the

changes, percentage of handicapped accessible units, security and parking, and if bath tubs would be the cut out tubs? *Within four to six months period, the units should be totally occupied. The living quarters will be 5% handicap accessible. The front of the building will be remodeled for entry. This entry will be monitored with access via a card or key entry. Parking will be on the sides (north and south) with a drop off entrance/exit near the front of the building. We are considering a walk-in type shower for the handicap accessible rooms.* **Brewer** commented that this is an excellent project. The council has plans to look at this project in one of our meetings.

Thompson (Moore) made a motion to approve the request for a resolution of support for the owner's application for Low-Income Housing Tax Credits, with waiver of the 20% market rate requirement. Motion carried 8-0.

7. **Finance**

Mark Manning and Ryan Adkison, Finance, presented the 2005 proposed budget via a PowerPoint presentation and answered questions. Mark Manning presented the Operating and Capital budgets and explained the differences, what funding and projects come out of those budgets, and proposed additions. Ryan Adkison explained the Mill Levy and how that operates.

(Mr. Manning's response is in italics)

Brown Foster commented that the budget does not reflect the \$45 million dollars that is in the Reserve Fund. She also stated that revenues could increase in Transit, if the hours of service are increased. Lastly, she asked if the Golf Fund is associated with the Auburn Hills Golf Course? *Mr. Manning responded that the reserved funding is a good point. In regards to Transit, they typically receive fixed revenue from the State. When the hours increase or routes are extended, the City is responsible mainly for the additional use. The golf fund is in the Enterprise Fund, which means only those who golf is affected. The problem is the rounds are down because of the economy and the weather.* **Domitrovic** stated that the report shows the difference in the real budget and the paper budget. He asked what taxes on vehicles does the City receive? *We receive a share of those funds.* **Miller** asked what type of tax credits do businesses receive? *You are talking about IRB's and the IRB Policy. The City can borrow money a lot cheaper and although we are not on the hook for the loan, we are able to assist businesses that provide additional employment in the community.* **Tully Gerber** commented that the Property Tax information on Page 8, which shows the City's portion, is just a "feel good" for homeowners. **Vice Mayor Brewer** thanked staff for the presentation and admonished the board to provide input and make recommendations to the Council Member and/or the Neighborhood Assistant by July 15, 2004.

Unfinished Business

No items submitted

New Business

No items submitted

Board Agenda

8. Updates, Issues, and Reports

- 1) **Vice Mayor Brewer** reported: a) the last District 1 Coalition Breakfast was cancelled. Notification went out to the neighborhood associations, however, the presidents did not let their members know that the meeting would not occur, thus some showed up. He asked staff to complete a list of all attendees in order to mass mail in the future; b) the August 7th breakfast meeting will have the new City Manager George Kolb, Police Chief Norman Williams, and Sheriff Steed as guest speakers. This meeting will start shortly after 8:00 a.m. due to the number of speakers; c) The DAB appointments were addressed. He stated that he could only have a certain amount of people on the board, which made the appointments more difficult due to the large number of resumes received for consideration. There were numerous citizens from the Citizens Academy training that expressed a desire to be a board member this year. Much consideration was given to the appointments. The board members that also expressed a desire to remain were considered as well. While realizing that much is required, as far as participation outside of your neighborhood boundaries, that was a critical point in the decision as to who would remain a member this year. There will be an upcoming workshop for the board that will list the responsibilities and expectations of all board members. City staff will be invited to present in order to familiarize each board with how the City operates.
- 2) **Debby Moore** commented that she thanks all who worked on the fireworks ordinance. It was much better this year in my neighborhood.

The board received and filed.

With no further business, **Brown Foster (Lawrence)** made a motion to adjourn. Motion carried 8-0. The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Virdena Gilkey
Neighborhood Assistant